

PLAN FOR THE LOCATION AND  
DEVELOPMENT OF THE  
BAYSHORE TRAIL AND BIKEWAY

BOROUGH OF ATLANTIC HIGHLANDS  
MONMOUTH COUNTY, NEW JERSEY

Prepared by:

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1990

PLAN FOR THE LOCATION AND DEVELOPMENT  
OF THE BAYSHORE TRAIL AND BIKEWAY

BOROUGH OF ATLANTIC HIGHLANDS  
MONMOUTH COUNTY, NEW JERSEY

U.S. DEPARTMENT OF COMMERCE NOAA  
SERVICES CENTER  
220 SOUTH HOBSON AVENUE  
CHARLESTON, SC 29405-2413

Property of GSC

NOTICE: This report was prepared under contract with the New Jersey Department of Environmental Protection, Division of Coastal Resources, Planning Group, with the financial assistance of the U.S. Department of Commerce, National Oceanic Atmospheric Administration (NOAA), Office of Ocean and Coastal Resource Management under the provisions of the Federal Coastal Zone Management Act, P.L. 92-583, as amended.

Prepared by Townplan Associates  
in conjunction with  
E. J. Hoder Associates

September, 1990

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JAN 29 1990

Mr. Harmon offered the following resolution, and moved its adoption:

COUNCIL OF THE BOROUGH OF ATLANTIC HIGHLANDS

RESOLUTION

WHEREAS, the Borough of Atlantic Highlands has entered into an Agreement with the New Jersey Department of Environmental Protection, Division of Coastal Resources, by which the Borough is the recipient of a local coastal grant for preparation of a plan to enable the proposed Bayshore Trail and Bike Pathway to be continuous through the Borough; and

WHEREAS, the Borough of Atlantic Highlands has directed Townplan Associates in conjunction with E. J. Hoder Associates to prepare a plan in accordance with the Scope-of-Work described in the agreement for grant G/L 68048 between the Borough of Atlantic Highlands and the New Jersey Department of Environmental Protection; and

WHEREAS, the Borough Council at a public meeting September 25, 1990 has reviewed and considered the document prepared by Townplan Associates in conjunction with E. J. Hoder Associates entitled "Plan for the Location and Development of the Bayshore Trail and Bikeway", Borough of Atlantic Highlands; and

WHEREAS, the Borough finds said plan appropriately promotes access to the waterfront of Atlantic Highlands for the benefit and enjoyment of Borough residents and the general public;

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of Atlantic Highlands accepts the "Plan for Location of the Bayshore Trail and Bikeway", drafted September 1990, and supports its implementation; and


BE IT FURTHER RESOLVED that a certified copy of this resolution be provided to the New Jersey Department of Environmental Protection; Division of Coastal Resources.

Seconded by Mr. Smith and adopted upon the following roll call vote:

AYES: Abrams, Gaskill, Gehlhaus, Harmon, Sheehan, Smith

NAYS: None

I, Marilyn G. Greer, Clerk of the Borough of Atlantic Highlands, hereby certify the foregoing to be a true copy of a resolution adopted by the Council of the Borough of Atlantic Highlands, in the County of Monmouth, N.J., at its meeting held 9/25, 1990, as the same appears on record in my office.

  
Clerk

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## INTRODUCTION

The Plan for the Location and Development of the Bayshore Trail and Bikeway in Atlantic Highlands was funded by a Local Coastal Planning Grant from the New Jersey Department of Environmental Protection, Division of Coastal Resources, Planning Group. The grant was made possible by New Jersey's participation in the Federal Coastal Management Program administered by the National Oceanic Atmospheric Administration (NOAA), Office of Ocean and Coastal Resource Management, under the provisions of the Federal Coastal Zone Management Act, P.L. 92-583, as amended.

This report presents a plan for the location and development of the Bayshore Trail and Bikeway within the Borough of Atlantic Highlands. The Bayshore Trail was first proposed in December 1987 by the Bayshore Waterfront Access Plan. That plan, adopted by the Monmouth County Planning Board, calls for State, County and Municipal Government to coordinate their efforts to develop a continuous pedestrian trail and bikeway, oriented to the waterfront, along Raritan Bay and Sandy Hook Bay. The trail and bikeway extend from Aberdeen in the west to Highlands in the east, linking public open space and parks, recreation areas, waterfront access locations, boating areas, historic sites, and scenic viewpoints. Locations for regional park development were also proposed in the County plan.

In August 1990, as one of the Bayshore municipalities, the Borough of Atlantic Highlands adopted a waterfront design element and a land use element as part of the Borough Master Plan. The Borough plans a pedestrian trail parallel to Sandy Hook Bay which links a series of waterfront activities and points of interest. Physical and visual public access to Sandy Hook Bay is provided. A bike route, to be marked along Bayside Drive and Ocean Boulevard within the Borough, will provide scenic over-water views. The trail and

the bikeway will enter the Borough from Middletown Township in the west and from Highlands Borough in the east.

The relationship of the Borough plan for the trail and bikeway to the rules of the New Jersey Department of Environmental Protection, Division of Coastal Resources, is analyzed in this report.

### DESCRIPTION

The plan for the development and location of the Bayshore Trail and Bikeway is shown on Figure 1. Existing streets, existing and proposed park sites, and former railroad right-of-way will be used to provide a continuous route for pedestrians and bicyclists that runs the length of Sandy Hook Bay in Atlantic Highlands.

Easements will be secured along the shore across private land between Avenue "A" and First Avenue to link the trails. Points of interest which will be connected by the trail and bikeway include the following:

- . Center Avenue Park (proposed) -- This 9.25 acre waterfront site, owned by the Borough, will be utilized for water contact recreation, including catamarans. Although capable of development for some active recreation, wetlands constrain a large portion of the site.
- . Railroad Pier -- Access by a spur route will be secured from the trail onto the former railroad pier extending into Sandy Hook Bay to allow for recreational viewing and fishing.
- . Atlantic Highlands Marina and Harbor Park -- The Borough-owned marina and harbor provide a major activity center and access point to the trail and to the Bay. The area provides boat slips, boat launching and rentals, charter boats, tennis courts, a fishing pier, a gazebo with amphitheater seating for concerts, playground equipment, food service, seating, and scenic views.

- . Atlantic Highlands Historic District -- Located on a steep hill, this residential area contains approximately 120 houses. The majority were built between 1885 and the early 20th century and feature a number of architectural styles.
- . Henry Hudson Spring -- This landmark site is owned by the Borough and is the location reported by Henry Hudson in the ship's log of the Half Moon where his crew drew fresh water during their expedition of 1609.
- . Bayside Waterfront Park (proposed) -- Located adjacent to Sandy Hook Bay and Highlands Borough, Bayside Waterfront Park has the potential to offer a unique natural resource to be explored by the community. This area will allow direct beach access to one of the few undeveloped shore areas in this region. Shore birds and marine life can be observed in their natural environment as well as upshore birds and wildlife in the sand dunes. A grassed area in the center of the site can provide a picnic area shaded by upland deciduous trees. The view from this area includes the Manhattan skyline, the Verrazano-Narrows Bridge, Sandy Hook Bay, the Atlantic Ocean and Mount Mitchill's Bluffs. Presently owned by the Atlantic Highlands/Highlands Regional Sewerage Authority, this 12.87 acre area will be a valuable addition to the Atlantic Highlands open space system.
- . Mount Mitchill Scenic Overlook -- The bikeway will provide access to this County facility, which provides picnic areas, scenic views, and on-site parking.



- . Fireman's Memorial Park -- A spur route will link the trail and bikeway to this 6.79 acre site, presently owned by the Volunteer Fire Department of Atlantic Highlands. Its facilities include recreation fields for football, baseball, softball, and soccer.

## DESIGN GUIDELINES

Guidelines for developing the Bayshore Trail have been drafted by the Monmouth County Park System for the New Jersey Department of Environmental Protection. Issued in August 1989 as the Bayshore Waterfront Access Plan Design Guidelines and Standards, the Borough would utilize these guidelines and standards, where appropriate and practical, in implementing the Borough Plan.

The bikeway in Atlantic Highlands will be either Class II or Class III, depending upon the existing cartway width and traffic volumes. A Class II bikeway is a restricted lane within the street right-of-way reserved for bicycle use. A Class III bikeway is designated by signage but shares the right-of-way with motor vehicles or pedestrians.

The trail will be designed based upon the user experience described in the County Park System Guidelines. These experiences are categorized as (1) Urban; (2) Village/Neighborhood; or (3) Natural. They are intended to reflect the existing and proposed character of the trail segment. In Atlantic Highlands, they will be generalized as follows:

### Urban

This is an intensive environment where built features and human activity extend to the water. The land/water interface is usually bulkheaded. The built environment strongly dominates the user's experience. The railroad pier and the Marina/Harbor Park vicinity would be treated as an urban experience.

### Village/Neighborhood

This category consists of those areas in which neither the natural nor the built environment dominates the other. The land use is primarily residential with much less activity than the urban experience. The bikeway location and the trail section west of the Marina vicinity will be treated as a village/neighborhood experience.

### Natural

These are areas where natural elements dominate, and little or none of the built environment is apparent. The user's immediate environment is one of removal from the built environment. The trail section from the Marina east to Bayside Waterfront Park would be treated as a natural experience.

PLAN CONSISTENCY WITH THE RULES ON  
COASTAL RESOURCES AND DEVELOPMENT

The Rules and Coastal Resources and Development are set forth in N.J.A.C. 7:7E-1.1 et seq. The rules define certain features as Special Areas which require a management approach set forth by State regulations. Those Special Areas within the Borough of Atlantic Highland which have been considered relevant to the proposed project are mapped and shown in Figure 2. It is recommended that additional investigation be undertaken with respect to identification of endangered or threatened species habitats on critical wildlife habitats (N.J.A.C. 7:7E-3.36 and N.J.A.C. 7:7E-3.37) to determine whether such habitat areas be within the project area.

Delineation and mapping of freshwater wetlands adjacent to the former railroad right-of-way that will serve as the trail location are shown in Figure 3A, 3B, 3C, and 3D. Freshwater wetlands are regulated under N.J.A.C. 7:7A-1 et seq. For the most part, because of its location within existing improved public street rights-of-way or on the former railroad right-of-way, the trail will be located outside of wetlands areas. Where the trail needs to cross areas either to link segments or to provide access for nature interpretation, it would be eligible for General Permit #17 under the State regulations. General Permit #17 provides for the construction of trails and/or boardwalk structures on publicly-owned park land, wildlife management areas, or reserves provided the width does not exceed eight (8) feet, natural materials are used to the maximum extent possible, the project does not interfere with the natural hydrology, and the project does not encroach or adversely affect the habitat of any threatened or endangered species.

The plan for location of the trail and bikeway in Atlantic Highlands is intended to be consistent with the Rules on Coastal Resources and Development as adopted by the New Jersey Department of Environmental Protection with respect to policies for location, special areas, general water areas, general land areas, general location and use and resources. In particular, the plan promotes and secures public access to the coastal waterfront as defined in N.J.A.C. 7:7E-8.11, Public Access to the Waterfront.

The Special Area policies which may be relevant to the location of the trail and bikeway in Atlantic Highlands are as follows:

<u>Policy</u>	<u>Special Area</u>
7:7E-3.4	Prime Fishing Area
7:7E-3.10	Marina Moorings
7:7E-3.16	Filled Water's Edge
7:7E-3.18	Natural Water's Edge - Floodplains
7:7E-3.20	Beaches
7:7E-3.21	Dunes
7:7E-3.25	Wetlands
7:7E-3.26	Wetlands Buffers
7:7E-3.29	Coastal Bluffs
7:7E-3.32	Steep Slopes
7:7E-3.34	Historic and Archaeological Resources
7:7E-3.36	Endangered or Threatened Wildlife or Vegetation Species
7:7E-3.37	Critical Wildlife Habitats
7:7E-3.38	Public Open Spaces
7:7E-3.45	Geodetic Control Reference Marks

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Development (N.J.A.C. 7:7E-1.1 et seq). Trenton, N.J.

New Jersey Department of Environmental Protection. Freshwater  
Wetlands Protection Act Rules (N.J.A.C. 7:7A-1.1 et seq).  
Trenton, N.J.

BOROUGH OF  
ATLANTIC HIGHLANDS

## FIGURE 1



BASE MAP PREPARED BY HOUNDRUM COUNTY PLANNING BOARD DECEMBER, 1989. REVISIONS 5/90, 11/88, 3/75, 11/72, 7/74, 6/78, 2/70, 5/80, 7/82, 7/83, 7/84, 12/87 TOWNPLAN ASSOCIATES, 1/88



# SPECIAL AREAS

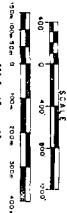
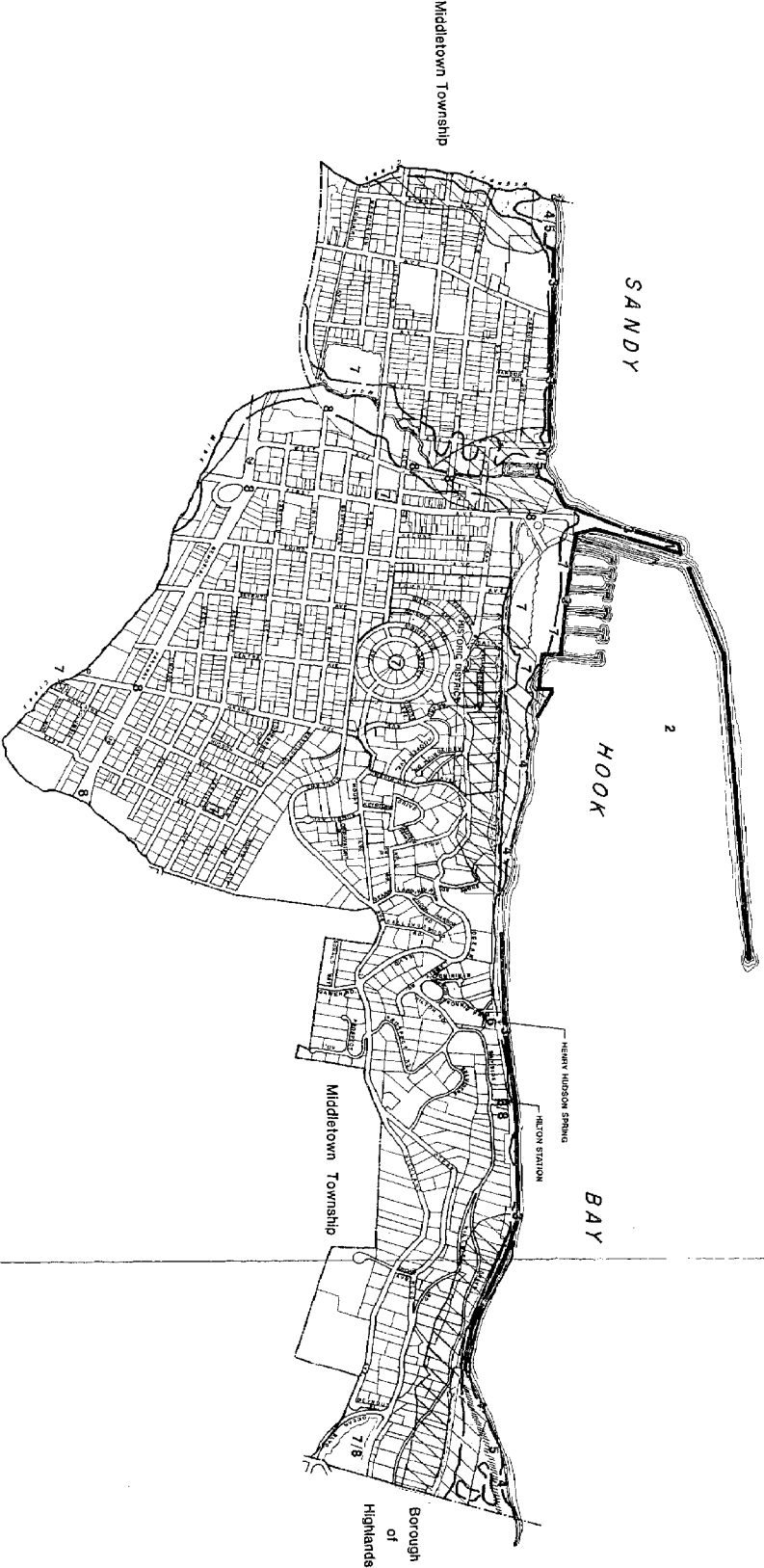
- 1 PRIME FISHING AREA
- 2 MARINA MOORINGS
- 3 FILLED WATER'S EDGE
- 4 NATURAL WATER'S EDGE
- 5 BEACHES
- 6 HISTORIC AND ARCHAEOLOGICAL RESOURCES
- 7 PUBLIC OPEN SPACE
- 8 GEODETIC CONTROL

- WETLANDS
- WETLANDS BUFFER
- COASTAL BLUFFS
- STEEP SLOPES 15% AND OVER
- DUNES
- FLOODPLAIN



# BOROUGH OF ATLANTIC HIGHLANDS SPECIAL AREAS MAP

FIGURE 2

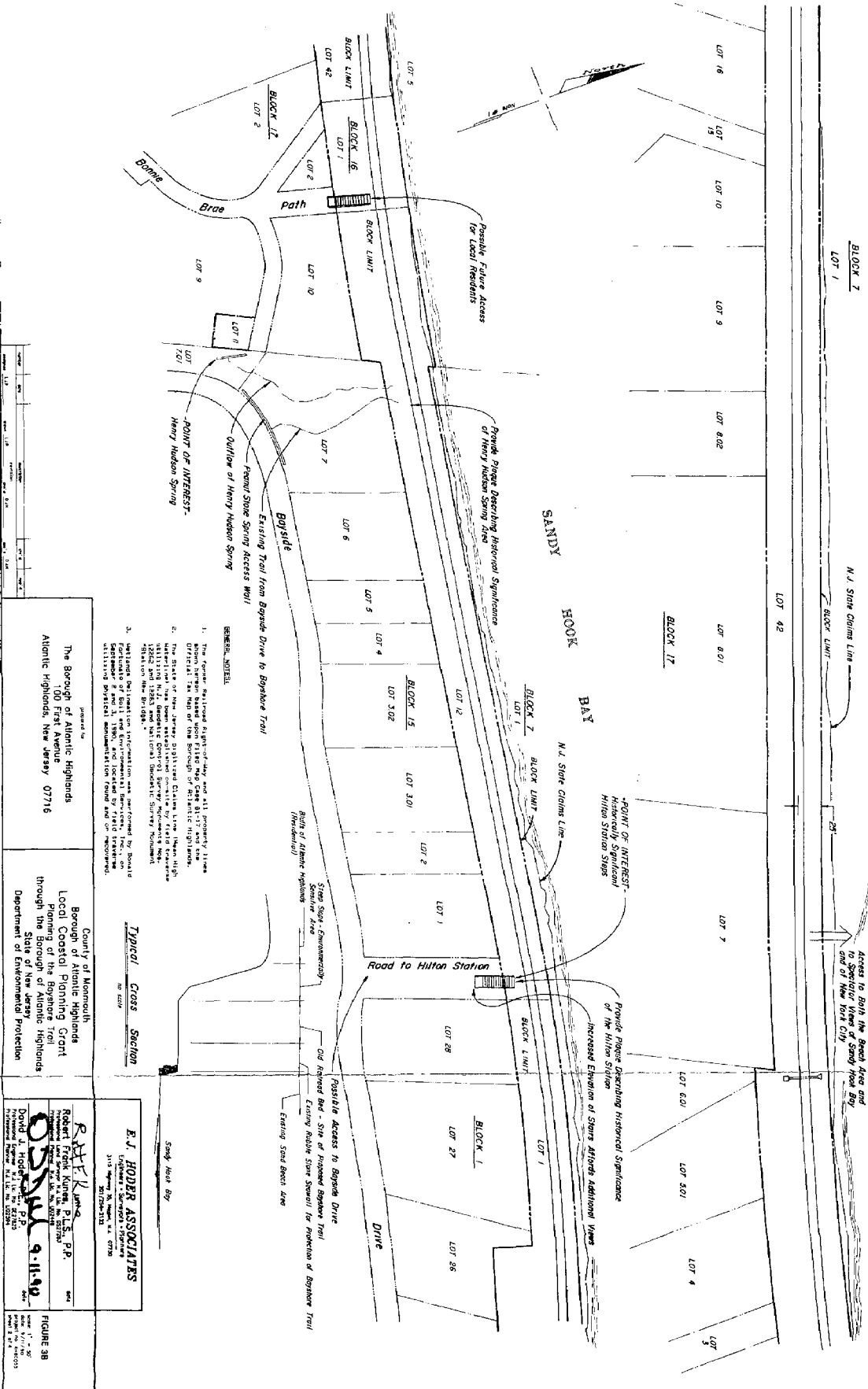


DATE MAP PREPARED BY: MIDDLETOWN COUNTY PLANNING BOARD, OCTOBER, 1988. REVISIONS: 3/88, 1/88, 3/77, 1/72, 7/74, 4/78, 5/80, 7/81, 7/82, 7/84, 12/87. TOWN/PLAN ASSOCIATES, 1988.







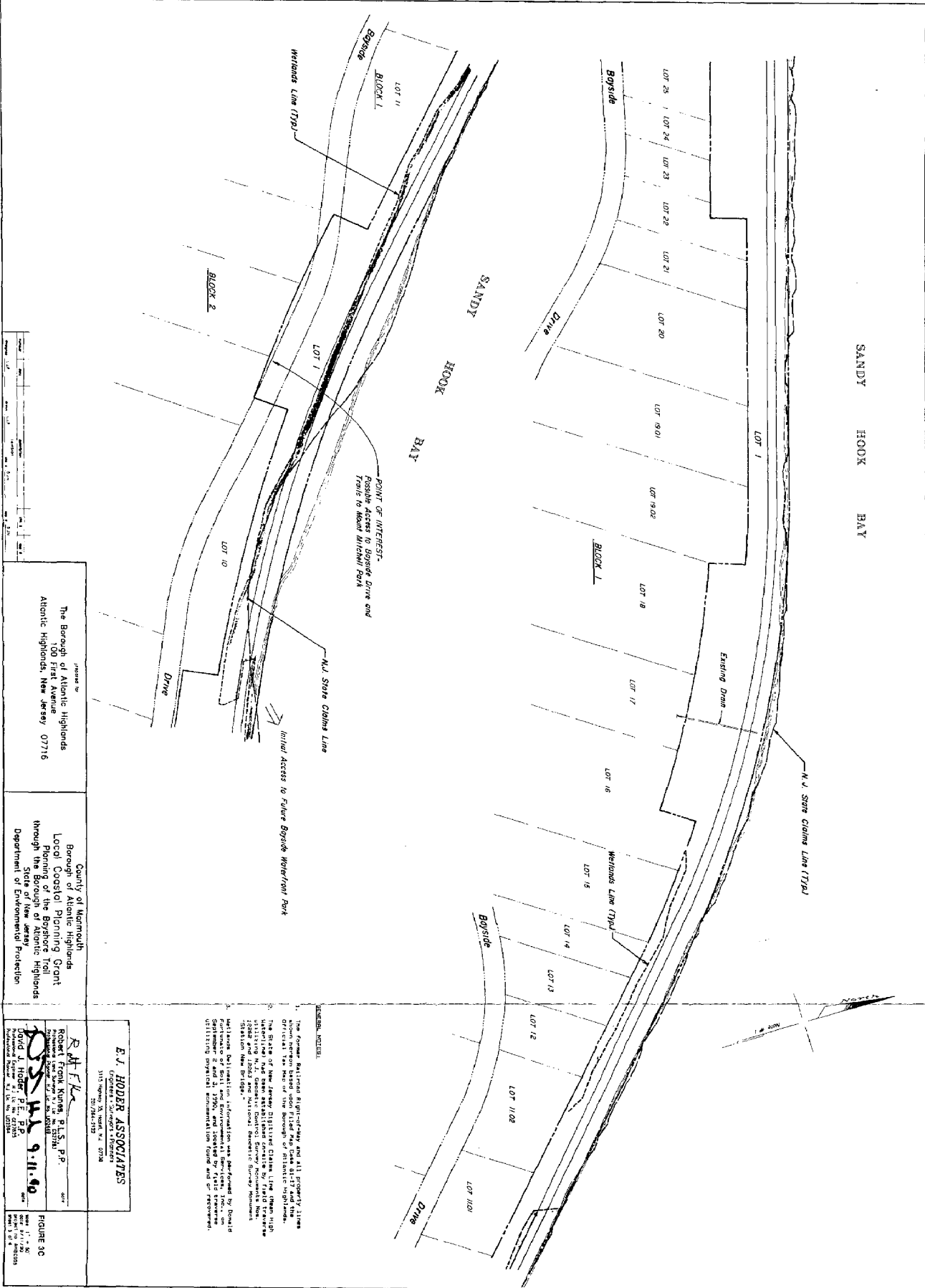


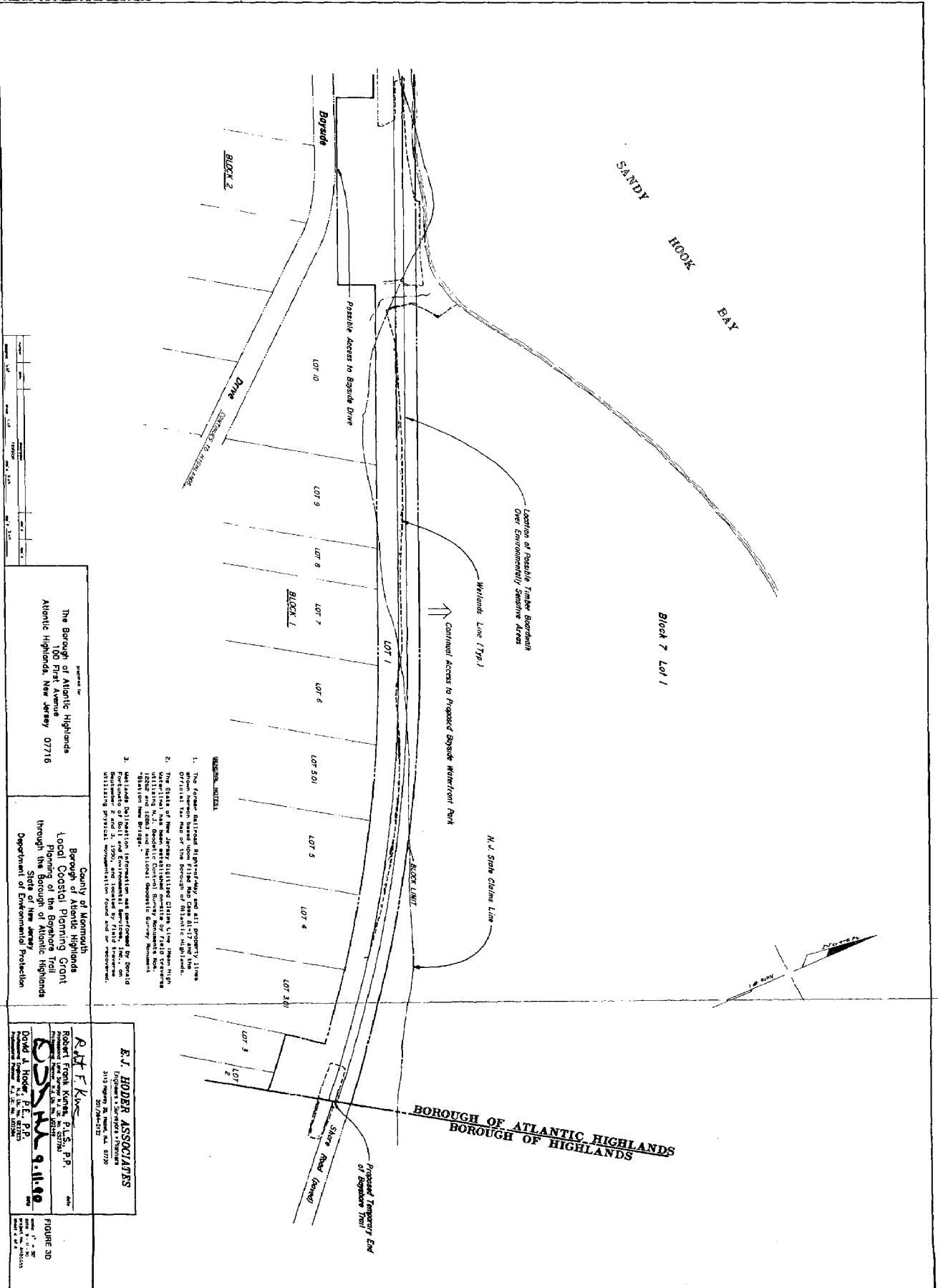
prepared for  
 The Borough of Atlantic Highlands  
 100 First Avenue  
 Atlantic Highlands, New Jersey 07716

County of Monmouth  
Borough of Atlantic Highlands  
Local Coastal Planning Grant  
Planning of the Boys' and Girls' Club  
through the Borough of Atlantic Highlands  
State of New Jersey  
Department of Environmental Protection

<p><b>E.J. HODDER ASSOCIATES</b></p> <p>Contract &amp; Surety - Insurance</p> <p>3115 Spring St. North, #2 07730</p> <p>201/739-1113</p>	<p><b>Robert Frank Kunes P.L.S., P.P.</b></p> <p>Representing Land Surveys in N.J. No. 028780</p> <p>1000 N. 10th St. 07030</p> <p>201/739-1113</p>	<p><b>Donald J. Hodder, P.P.</b></p> <p>Representing Insurance in N.J. No. 002941</p> <p>1000 N. 10th St. 07030</p> <p>201/739-1113</p>
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SCALE 1" = 30'  
DATE: 9/11/90  
PROJECT NO. AHC033  
SHEET 2 OF 4





The Borough of Atlantic Highlands  
100 First Avenue  
Atlantic Highlands, New Jersey 07716

County of Monmouth  
Borough of Atlantic Highlands  
Local Coastal Planning Grant  
Planning of the Boyside Trail  
through the Borough of Atlantic Highlands  
State of New Jersey  
Department of Environmental Protection

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**FIGURE 3D**  
Scale: 1" = 100'  
Date: 10/1/90  
Project: Atlantic Highlands

DATE DUE			
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